

Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

To: Mr Philip Spruce
c/o A S Architectural Services
fao: Mr Anthony Silby
2 Quartons Garden Cottages
Centurion Way
Crossgates
Scarborough
YO12 4ND

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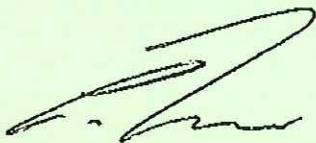
The above named Authority being the Planning Authority for the purposes of your application validated 24 August 2017, in respect of proposed development for the purposes of **proposed cladding and onduline roofing to outbuilding (revised scheme to NYM/2017/0289/FL) at 2 Hill Cottages, Keasbeck, Harwood Dale**, has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Block plan	---	06 September 2017
Proposed elevations	---	06 September 2017
Proposed plan	---	06 September 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be used for domestic purposes storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained black/dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
5. The external elevations of the domestic outbuilding hereby approved shall, within three months of first being brought into use, be clad in dark stained vertical timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
6. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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Date 11 OCT 2017

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2017/0613/FL

Conditions (Continued)

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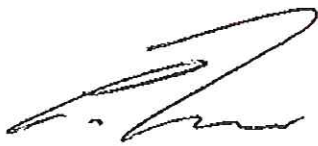
7. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 5 – 7. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

Date 11 OCT 2017

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